

CITY OF WARREN REDEVELOPMENT AUTHORITY

REGULAR MEETING

July 17, 2019

The regular meeting of the Redevelopment Authority (RDA) was held on Wednesday, July 17, 2019 in Council Chambers of the Municipal Building with Chairman David Cantrell presiding.

ROLL CALL

Members present were David Cantrell, Marty McQuillan, Matthew Schlotzhauer and Chuck Gray present by phone. Also present were Terry Williams, Director of Codes, Permits & Recreation Services; Mike Holtz, DPW Director; David Hildebrand, Planner/Development Administrator; Jessica Roudybush, Code Official; Ken Hinton, Code Official, and Larina Zimmerman, Secretary (for Ellen Nelson).

VISITORS

Visitors present were:

- Josh Cotton, Times Observer
- Deborah Baxter

MINUTES

Upon motion by Mr. Cantrell and second by Mr. McQuillan, the minutes of the May 15, 2019 regular meeting were unanimously approved with corrections.

CORRESPONDENCE

Notice received from Courthouse building that 908 PA Ave E has been demolished and is now listed as unimproved property. Have given permission for flower garden but have not received appropriate documents.

TREASURER'S REPORT

Mr. McQuillan provided the following totals:

May 2019:

balance of the checking account as of May 2019 opening balance \$31,838.21 interest received was \$13.52 leaving ending balance at \$31,851.73.

June 2019:

balance of the checking account as of June 2019 opening balance \$31,851.73 interest received \$13.09 leaving ending balance at \$31,864.62.

Enterprise Development fund opening balance \$358,536.80 interest for May \$113.54 interest for June \$109.21. DECD portion is \$331,957.58; Revolving Loan is \$336,679.42 leaving the final balance at \$668,636.80.

Upon motion by Mr. Schlotzhauer and second by Mr. McQuillan, the Treasurer's Report was unanimously accepted as presented.

OLD BUSINESS

- Downtown façade program. The Downtown façade program continues to move along. There is \$50,000 dollars in the fund, up to \$5,000 per property. Mr. Hildebrand is looking to see if the RDA would invest \$15,000 to make the fund \$65,000 so 3 more

properties could be added to the program. Mr. Cantrell made a motion to add the funds second by McQuillan.

- 1613 ½ Madison Ave – Certified Blight 11/07/2018. This property sold to a new owner who has plans to demolish the property & save the garage.
- 103 N. South Street. -This property has a tenant, a minor electric-permit

NEW BUSINESS

- 705 W. 5th Ave. Clinton Residence – property Vacant, If not purchased at Upset Sale it will go to the Repository Sale.
- 3 Hinkle St. Blighted – Owner lives in Florida. Not sure of the inside condition. Will try and talk to owner at next meeting.
- 204 Prospect. Blighted – was for sale as is for \$15,000 – no action can be taken until it's been off the market for 6 months.

Other Business

- Hudson Group. Not awarded tax credits this year for their housing project at the corner of PA Avenue W and Liberty Street. Looking to PHA for funding – building remains.
- Codes Dept would like to initiate a conversation with RDA -about what types of properties, projects should come before the RDA. Are they looking for acquisition & demo? Conservatorship? Low interest loans? Codes is looking for direction to place their efforts in the right place. Mr. Cantrell replied he doesn't like to tear down; low interest loans might be something to look into.
 - Mr. Holtz suggested that loans could be paid out as reimbursements. Mr. Hildebrand noted that Northwest Commission offers loan funding also. He also mentioned the RDA loans in the past have been successful.
 - Mrs. Gray asked about housing inventory demand meeting the current need?
 - Mrs. Williams – City & School district are working with the County on Tax Abatement program to encourage repair and construct homes on empty lots. Mr. Hildebrand said Zoning is looking at changes that will allow some of the odd shaped & small lots to be built on to help overcome lot problems. Mrs. Williams stated there is lots of blight because it has been so long since they've aggressively reviewed what they had and tried to engage the community to alleviate the blight. Codes is trying to get a handle on them and should not accumulate as much in the future. Mrs. Roudybush said the problem with a lot of the properties is that the homeowners have walked away, are deceased or are out of the picture.

ADJOURNMENT

With there being no further business to come before the committee, the meeting was adjourned.

NEXT MEETING

The next meeting will be held Wednesday, August 21, 2019 at 11:30 am